

050.0

0006

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

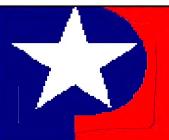
914,900 / 914,900

USE VALUE:

914,900 / 914,900

ASSESSED:

914,900 / 914,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
15		COURT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MARCHANT RICHARD W & JANICE E/	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 15 COURT ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

**PREVIOUS OWNER**

Owner 1: MARCHANT RICHARD W & JANICE E -
Owner 2: -
Street 1: 15 COURT ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,491 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1875, having primarily Vinyl Exterior and 3993 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 7 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5491		Sq. Ft.	Site		0	70.	1.06	11									409,312						409,300	

Total AC/Ha: 0.12606

Total SF/SM: 5491

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 409,312

Spl Credit

Total: 409,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

914,900 / 914,900

914,900 / 914,900

914,900 / 914,900

User Acct	35161
GIS Ref	
GIS Ref	
Insp Date	
10/04/18	

**USER DEFINED**

Prior Id # 1:	35161
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	19:16:52
LAST REV	
Date	Time
10/22/20	10:02:44
danam	
4231	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

